

**VILLAGE OF ESTERO PLANNING AND ZONING BOARD
MEETING OF SEPTEMBER 22, 2015**

The Village of Estero Planning and Zoning Board meeting was held on this date at the Estero Fire Rescue District Meeting Room, 21500 Three Oaks Parkway, Estero, Florida.

Present: Chairman Roger Strelow, and Board Members David Crawford, Ned Dewhirst (arrived at 5:37 p.m.), Jeff Maas, and Marlene Ann Naratil. Absent: Board Members Ryan Binkowski and Scotty Wood.

Also present: Nancy Stroud, Esq., Community Development Director Mary Gibbs, and Village Clerk Kathy Hall.

1. CALL TO ORDER

Chairman Strelow called the meeting to order at 5:31 p.m.

2. PLEDGE OF ALLEGIANCE

Chairman Strelow led the Pledge of Allegiance.

3. ROLL CALL

Village Clerk Kathy Hall called the roll; all members were present with the exception of Board Members Binkowski, Dewhirst and Wood.

4. APPROVAL OF AGENDA

Board Member Maas moved approval of the agenda, seconded by Board Member Crawford, called and carried unanimously, with Board Members Binkowski, Dewhirst and Wood absent.

5. BOARD BUSINESS

(A) Approval of July 21, 2015 Meeting Minutes

Board Member Naratil moved approval of the July 21, 2015 minutes, seconded by Board Member Crawford, called and carried unanimously with Board Members Binkowski, Dewhirst, and Wood absent.

(B) Approval of August 18, 2015 Meeting Minutes

Board Member Crawford moved approval of the August 18, 2015 minutes, seconded by Board Member Maas, called and carried unanimously with Board Members Binkowski, Dewhirst and Wood absent.

Note: Board Member Dewhirst arrived at 5:37 p.m.

6. ACTION ITEMS

- (A) Genova Sales Center – South side of Corkscrew Road, East of Sandy Lane (District 5)**
- ADD2015-00047 Administrative Zoning Amendment for sales center

Community Development Director Gibbs stated that the applicant would be requesting a continuance.

Tim Hancock, AICP, Stantec, requested a 90-day continuance.

Board Member Crawford moved to approve the request to continue for 90 days, seconded by Board Member Naratil, called and carried unanimously, with Board Members Binkowski and Wood absent.

7. PUBLIC INFORMATION MEETINGS

- (A) Bella Terra (District 7)**
- Notice of Proposed Change to Development of Regional Impact (DRI) and Rezoning from Commercial to Residential Planned Development – Proposed 12 acre residential parcel located on Corkscrew Road at Bella Terra Blvd

Chairman Strelow introduced and Community Development Director Gibbs provided a brief explanation.

Stacy Hewitt and Sam Marshall, Banks Engineering, through a PowerPoint presentation, provided a summary of the request to rezone the undeveloped tract from Commercial Planned Development (CPD) to Residential Planned Development (RPD) and Notice of Proposed Change, non-substantial deviation to update Development of Regional Impact to extend buildout date and update language; and provided information regarding the location map; future land use map designation; zoning designations; aerial maps; current and proposed Master Concept Plan: (1) rezoning request from CPD to RPD to simultaneously increase and decrease intensities for the 12.35 acre tract to increase residential units from 30 to 128 townhome units and decrease commercial to remove 100,000 sq. ft. of retail and 20,000 sq. ft. of office; (2) update existing dwelling unit types and totals to match actual completed development totals; (3) adjust single-family acreage; (4) revise DRI development order language to remove references to commercial development; (5) revise map H to reflect changes. Ms. Hewitt noted that the original 1986 DRI approval included 2,350 dwelling units, 120,000 sq. ft. of commercial, and an 18-hole golf course; there were several amendments throughout the years; with this request there would be a reduction of 323 dwelling units, 120,000 sq. ft. of commercial, and removal of the golf course. She also noted that the request for residential on this site had been deemed consistent with the Lee Plan/Village Plan since 1986 and remained consistent. Ms. Hewitt also addressed the deviations; transportation – noting that there would be an 84% decrease in traffic with the proposed request; and landscape plan.

Board Member questions and discussion followed regarding walls and buffers; garages; width of ingress from Corkscrew Road; sidewalk along Corkscrew Road; build-out date; whether the development would become part of the Bella Terra community; conservation easements for the wetlands; 25 ft. setback variance; and traffic study.

Public Comment:

Lou Frattatarelli, President, The Preserve at Corkscrew, addressed concerns regarding traffic on Corkscrew Road; trespassing for use of the Bella Terra amenity center; and aesthetics of west side landscape buffer.

Robert King, Bella Terra resident, President of Master Association, addressed concerns regarding the proposed elimination of commercial zoning; additional traffic on Corkscrew Road; walkable and bikeable communities; density; uncontrolled entry to the development; traffic safety on Bella Terra Blvd.; and lack of sidewalks.

Worth Worden, echoed Robert King's concern regarding traffic.

Mark Novitski, Chairman of the Bella Terra CDD, addressed concerns regarding one car garages; Corkscrew Road traffic; retention/detention ponds; irrigation on the property; sidewalks; lift station needs; traffic light at Bella Terra Blvd.; lane coming off of Corkscrew Road into the development.

Peter Cangialosi, Environmental Director, ECCL, addressed traffic concern.

Kathleen Fattic, Bella Terra resident, addressed concerns regarding traffic; fencing; entrance onto Bella Terra Blvd; design; and safety.

Gary Meuller, Bella Terra resident, addressed concerns regarding the development; floor plans and insufficient amenities. He inquired whether they had discussed becoming a part of the Bella Terra community.

Renato Tolo, Bella Terra resident, addressed concerns regarding drywall issues and traffic on Corkscrew Road.

Ira Stone, Bella Terra resident, addressed concern regarding parking spots.

James Meek, Bella Terra resident, addressed concerns regarding amount of vehicles that could park in the small driveways; traffic on Corkscrew Road and the types of vehicles, buses, trucks, etc.

Carolyn Mijokovic, Bella Terra resident, inquired whether the County may have waived some submittal requirements.

Adrian Jamison, Bella Terra resident, addressed concern regarding traffic at the I-75 interchange.

Michael Gruttadauris, Bella Terra resident, asked that the traffic study be done during season.

Byron Thorsen, Bella Terra resident, addressed traffic concerns and stated that he was offended that they were trying to piggy-back on the Bella Terra community.

Chairman Strelow addressed concern regarding the applicant speaking with the community. Mr. Marshall responded that he understood Chairman Strelow's point, they envisioned that process, had already held one meeting with some HOA members, and they intended to have additional

meetings. Mr. Marshall acknowledged the important key issues brought up and agreed that important issues needed to be addressed.

Chairman Strelow moved that the Board formally request that the applicant conduct such meeting or meetings with the community, specifically as would be most calculated to help resolve the many issues that have come up, before a formal proceeding is brought back before the Planning and Zoning Board. Board Member Dewhirst stated that he would be of the opinion that the applicant representatives have heard that and didn't believe it required a motion. He inquired whether the Board would be doing that for every project and, if so, the Board should make it a rule. Discussion ensued. The motion was seconded by Board Member Naratil, called and carried with Board Members Crawford, Maas, Naratil, and Chairman Strelow voting aye; Board Member Dewhirst voting nay.

As a point of clarification, Robert King, Bella Terra resident, President of Master Association, stated that the Bella Terra Board of Directors appointed a committee of three members to work with the developer and builder to gather information to provide to the residents. He added that they were going to encourage that presentations be made at some form of public meeting with the developer within the community to give them a chance to address the specific issues. He added that the work was being done right now and the committee was working with the developer, builder, and engineering firm.

Meeting went into recess at 6:58 p.m. and reconvened at 7:00 p.m.

(B) Coconut Retail Center – Lyden Drive at US 41 (District 2)

- **Proposed commercial development**
- **10% Parking reduction and parking stall size**
- **Monument sign setback reduction**

Chairman Strelow provided an introduction of the application.

Greg Roth, Bohler Engineering, through a PowerPoint presentation, provided background information regarding the proposed 1.34 acre commercial project with Coconut Trace, and provided explanation related to location; proposed zoning requests related to parking reduction, parking stall length reduction, and monument sign setback; site plan; public transit stops located within 500'; map indicating sidewalk/bike-pedestrian facilities.

Board questions and discussion followed related to types of businesses that would occupy the buildings; reduced parking; connectivity of the parcels; sidewalks; and signage.

Community Development Director Gibbs noted that these types of zoning requests were routinely approved administratively by Lee County.

Chairman Strelow called for public comment and no one came forward.

(C) Coconut Point (District 6)

- **Administrative Amendment to add use of “paint and sip” business internal to Coconut Point (Pinot’s Palette) and consumption on premises**

Chairman Strelow provided a brief introduction.

Matt Uhle provided an explanation regarding the Administrative Amendment (ADD) that would address the use as an art studio, with additional provision to allow consumption on premises. Mr. Uhle reviewed the Schedule of Uses for Area 2C on the Master Concept Plan for Coconut Point, noted that the standards for an ADD were met, and spoke to the Land Development Code standards for a bar, which did not apply to the use intended by the proposed ADD.

Sean Lawler spoke to the operation of the two to three hour “paint and sip” which included the availability of beer and wine. He noted that customers could not leave with the drinks. He also explained the daytime painting activity that they offered for children.

Board discussion and questions followed related to a mechanism to make certain that children did not have wine; the type of license they held for alcohol sales, which was beer and wine only; the social aspect involved in learning to paint; an additional “paint and sip” at the Gulf Coast Town Center; how to address other applications for recreation facilities that may also want to include alcohol.

(D) Estero United Methodist Church Carnival – US 41 and Lord’s Way (District 4)
- TMP2015-00224 and TMP2015-00227 Special Event Permit for November 19 through 22, 2015 (estimated attendance 600-1000)

Chairman Strelow provided a brief introduction.

Community Development Director Gibbs spoke to the application; parking plan; road access; Lee County DOT and Estero Fire District reviews; she noted that Lee County typically handled Special Event Permits administratively.

Pastor Tim Carson described the access points and spoke to the available parking, noting that people would be on-site directing parking. He also noted that this was the fifth year that they have held a carnival at this site.

Board discussion and questions followed regarding traffic concerns and whether alcohol would be served; Pastor Carson said that alcohol would not be served. Community Development Director Gibbs stated that one of the things that staff looked for was whether there had been any issues reported in the past; she indicated that there were no issues reported by County DOT or Code Enforcement.

(E) Autumn Leaves of Estero – US 41 at Lyden Drive (District 2)
- ADD2015-00145 Administrative Deviation for Monument Sign

Chairman Strelow provided a brief introduction.

Bill Prysi, Land Architects, Inc., stated the reason for the application was due to the requirement for a deviation. Through a PowerPoint presentation, Mr. Prysi provided information regarding site location; original sign location and deviation; bus stop railing improvements that have caused detrimental impacts to the approved sign location; original approved design of proposed sign walls; separating the sign and placing it where it will not be obstructed by the bus stop improvements; the deviation request was to allow the second sign due to the hardship from the bus stop improvements.

Board discussion and questions followed regarding the 10' setback deviation and consideration of utilizing one sign at another location on the property.

8. PUBLIC INPUT OF NON-AGENDA ITEMS

Scott Stryker, Bella Terra resident, inquired whether plans were in process for widening Corkscrew Road. Chairman Strelow responded there were some pending actions that required certain new developments make a proportionate share contribution toward widening and other activities, and, there was a program that some of the communities were talking about helping to fund necessary improvements. Community Development Director Gibbs responded that, due to other developments that were recently approved, the County was looking at hiring a consultant to do a study to look at the cumulative impacts of the developments. She believed that FDOT was also reviewing the interchange at Corkscrew Road and I-75. Ms. Gibbs added that there was no definitive start date. Chairman Strelow noted that transportation funds were limited and identified needs could take a very long time to get done.

Mayor Batos stated that one of the two sections on Corkscrew Road east of I-75 was on the plans for the first five-year segment of the 2040 Plan, 5 to 7 years out, and the other section was on the second five-year segment, 10 to 12 years out.

9. BOARD COMMUNICATIONS / FUTURE AGENDA ITEMS

Community Development Director Gibbs stated the next meeting was scheduled for October 20, 2015. Regarding the follow up to the August 18, 2015 meeting regarding Village Center, she noted that, based on some of the public comment and developer concerns, a couple of meetings had been scheduled to review alternative proposals and she believed that Vice Mayor Levitan would be scheduling a meeting for Seth Harry to speak with the Village Council. Board Member Naratil requested that the Planning and Zoning Board be informed when that meeting would take place.

10. ADJOURN

Board Member Dewhirst made a motion to adjourn, seconded by Board Member Crawford, called and carried unanimously, with Board Members Binkowski and Wood absent. Chairman Strelow adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Kathy Hall, MMC
Village Clerk